



PLANNING COMMISSION AGENDA

NAT DIBUDUO, Chair

Commission Members
LEE BRAND, Vice Chair
NUEL BROWN
JEFFREY HARRINGTON
HAL KISSLER
CHARLES VANG
JENNIFER WHITE

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
MICHAEL SLATER

The Planning Commission welcomes you to this meeting.

April 16, 2003

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Planning Commission meeting.

I. ROLL CALL

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all testimony given will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining

for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. **Minutes** - Approve minutes for meetings of February 19, 2003, March 19, 2003 and April 2, 2003

- B. **Communications**

- 1. Presentation by Karana Hattersley-Drayton, City of Fresno's Historic Preservation Project Manager, regarding "Ethnicity, Community and Historic Preservation in the Central San Joaquin Valley," Conference and Workshop May 9-11, 2003.

- C. **Entitlements**

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezoning Application No. R-02-27, Conditional Use Permit Application No. C-02-249, Vesting Tentative Tract Map No. 5101/UGM, and environmental findings filed by Leo Wilson Homes, Inc., for 19.55 acres of property located on the south side of East Copper Avenue between North Cedar and North Maple Avenues (1749 East Copper Avenue). **(Continued from meetings of March 19, 2003 and April 2, 2003.)**
1. Environmental Assessment No. R-02-27, C-02-249, T-5101, finding of conformance with 2025 Fresno General Plan Master Environmental Impact Report (MEIR No. 10130).
 2. Rezoning Application No. R-02-27, requesting to rezone the entire 19.55 acre site from the AL-20 (County) zone district to the R-1/UGM (Single Family Residential/Urban Growth Management) zone district.
 3. Conditional Use Permit Application No. C-02-249, proposing to develop the subject site with a gated single family residential subdivision with private streets.
 4. Vesting Tentative Tract Map No. 5101/UGM, proposing to subdivide the 19.55 acre site into 52 lots.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Shelby Chamberlain
 - Staff Recommendation: Approve Tentative Tract Map and Conditional Use Permit applications; recommend approval of Rezone application to the City Council
 - Will be considered by City Council

VIII. NEW MATTERS

- A. Consideration of Rezoning No. R-02-49 and environmental findings, filed by New Covenant Community Church and George and Camilla Gordall, for 6.81 acres located at 1798, 1826 and 1852 East Nees Avenue.
1. Environmental Assessment No. R-02-49, determination of initial study to file a Negative Declaration.
 2. Rezoning Application No. R-02-49, requesting to rezone the subject property from the AE-20/UGM zone district to the R-1/UGM zone district.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Frank Glaser
 - Staff Recommendation: Approve
 - Will be considered by City Council

VIII. NEW MATTERS - *Continued*

- B. Consideration of Rezoning No. R-03-06 and environmental findings, filed by Perry Dictos, for 4.21 acres located at 6161 West Spruce Avenue.
 - 1. Environmental Assessment No. R-03-06, determination of initial study to file a Categorical Exemption.
 - 2. Rezoning No. R-03-06, requesting to rezone the subject property from the AE-5/UGM zone district to the R-2/UGM zone district.
 - Bullard Community Plan Area
 - Council District 2 (Councilmember Calhoun)
 - Staff Member: Frank Glaser
 - Staff Recommendation: Approve
 - Will be considered by City Council
- C. Consideration of Vesting Tentative Tract No. 5107 and Conditional Use Permit C-02-175, filed by Tom Spino, for the development of 6.03 acres located on both sides of West Clinton Avenue between North Cornelia Avenue and North Milburn Avenue.
 - 1. Environmental Assessment No. T-5107, C-02-175, determination of initial study to file a Negative Declaration.
 - 2. Conditional Use Permit No. C-02-175, to authorize a 70-unit planned development.
 - 3. Vesting Tentative Tract No. 5107, a 18-lot multi-family development.
 - West Area Community Plan Area
 - Council Districts 1 and 3 (Councilmembers Boyajian and Sterling)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approve
 - May be considered by City Council
- D. Consideration of Vesting Tentative Tract No. 5129/UGM, filed by Wilson Development, for the development of 10.46 acres located on the southwesterly corner of East Perrin Avenue and North Hickory Hill Drive.
 - 1. Environmental Assessment No. T-5129, C-02-215, determination of initial study to file a Mitigated Negative Declaration adopted by the Fresno City Planning Commission on March 5, 2003.
 - 2. Vesting Tentative Tract No. 5129/UGM, a one lot subdivision for condominium purposes.
 - Dominion Planned Community Specific Plan
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)

- Staff Member: Joann Zuniga
- Staff Recommendation: Approve
- May be considered by City Council

VIII. NEW MATTERS - Continued

- E. Consideration of Vesting Tentative Tract No. 5145/UGM and Rezoning No. R-03-03, filed by Lars Andersen & Associates for Jamie Bratton, Bryan Thompson, and Steven G. Fogg, for 3.67 acres located south of West Shields Avenue, north of West Clinton Avenue, west of North Valentine Avenue, and east of North Brawley Avenue, relating to the development of a 16-lot single family residential subdivision.
1. Environmental Assessment No. T-5145, R-03-03, determination of initial study to file a Mitigated Negative Declaration.
 2. Rezoning No. R-03-03, requesting to rezone 3.5 ± acres of the subject property (APN 442-030-30) from the AE-5/UGM zone district to the R-1/UGM zone district. (Two other small parcels totaling 0.17 acres, APNs 442-454-16 and 442-455-11, were previously zoned R-1/UGM.)
 3. Vesting Tentative Tract Map No. 5145/UGM, a 16-lot single family residential subdivision.
 - West Area Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Sandra Brock
 - Staff Recommendation: Approve subject to conditions
 - Will be considered by City Council

IX. REPORT FROM SECRETARY

X. UNSCHEDULED ORAL COMMUNICATIONS

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT